

RESOLUTION NO. 12-_____

WHEREAS, the City of Huntsville, Alabama, is making drainage improvements on Acorn Grove Lane in Huntsville; and

WHEREAS, in order to proceed with the required improvements, the City must acquire fee simple title to Lot 310, Nature's Landing at the Reserve, Phase I, an unimproved lot approximately .28 acres in size; and

WHEREAS, the previous owner of the property lost it at a tax sale, and title to the property is further clouded by a "homeowners' association lien"; and

WHEREAS, the property is being offered for sale for \$28,000, a value consistent with the value of other lots in the area, yet higher than the appraised value of the property; and

WHEREAS, the current owner has agreed to clear title to the property prior to a sale to the City if the City will agree to pay the sum of \$28,000 for the property; and

WHEREAS, the City would save thousands of dollars on the acquisition of this property through a voluntary sale, and could avoid the substantial expense of obtaining title to the property through eminent domain.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Huntsville, Alabama, that the City, through its appropriate representatives, is hereby authorized to purchase Lot 310, Nature's Landing at the Reserve, Phase I, for the sum of \$28,000, provided fee simple title is granted to the City of Huntsville by the owner thereof.

ADOPTED this the 13th day of September, 2012.

President of the City Council
City of Huntsville, Alabama

APPROVED this the 13th day of September, 2012.

Tommy Battle
Mayor of the City of Huntsville,
Alabama

CITY COUNCIL AGENDA ITEM COVER MEMO

Agenda Item Number _____

Meeting Type: Regular

Meeting Date: 9/13/2012

Action Requested By:
Legal

Agenda Item Type
Resolution

Subject Matter:

Sale of vacant lot in Nature's Landing Reserve.

Exact Wording for the Agenda:

Resolution authorizing the City to purchase Lot 310, Nature's Landing Reserve, Phase I, for the amount of \$28,000, in connection with the Acorn Street Drainage Project.

Note: If amendment, please state title and number of the original

Item to be considered for: Action

Unanimous Consent Required: No

Briefly state why the action is required; why it is recommended; what Council action will provide, allow and accomplish and; any other information that might be helpful.

This property is a vacant, unimproved lot, with clouded title. It is appraised by the Tax Assessor for \$26,000 and the City's appraiser valued it at \$20,000. Proceeding to condemnation would be expensive, costing much more than the proposed price of \$28,000. A voluntary sale will allow for quick resolution of the title issues at the least cost for the taxpayers

Associated Cost: \$28,000

Budgeted Item: Not applicable

MAYOR RECOMMENDS OR CONCURS: Yes

Department Head: _____

Date: